

**GENERAL PLAN UPDATE
STEERING COMMITTEE
May 19, 2003
PSB Conference Rooms 2 & 3**

MINUTES

MEMBERS PRESENT: Mitch Thompson Gregory Alabado Paul Nieto
Teresa Thomas Rudy Ramirez Randall Krogman
Stephen Savel

MEMBERS ABSENT: Excused: Diana Rude; Gary Nordstrom; Patricia Aguilar
Unexcused: Kevin O'Neill, Bill Tripp; Russ Hall

STAFF PRESENT: Bob Leiter, Director – Planning & Building
Ed Batchelder, General Plan Update Project Manager
Tony Lettieri, Special Planning Projects Manager
Mark Stephens, Principal Planner
Chris Salomone, Western CV Development Manager
Rabbia Phillip, GPU Secretary

MEMBERS OF THE PUBLIC: Pamela Bensoussan (EOSSD Subcommittee)

ROLL CALL AND APPROVAL OF MINUTES: The Chairman called the meeting to order at 6:10p.m. The roll call was conducted and Ed Batchelder made a motion that Gary Nordstrom be excused, which was seconded and passed. The Chairman changed the order of the agenda to accommodate any members of the public present who wished to address the Committee. There were none at this time. The approval of minutes of the last meeting was postponed to the next.

I. REVIEW & DISCUSSION OF THE STRUCTURE OF GENERAL PLANS AND THE EXISTING CITY GENERAL PLAN

Ed Batchelder explained that he would give the group an overview of adopted General Plan and review what is in the current General Plan Update and its diagram details. Bob Leiter would do a presentation on historic development to include patterns of development throughout the city for the circulation element, land use and how the patterns have changed with time and response.

Ed referred to a handout diagram of the General Plan land use and circulation. He explained the information and the way it was represented on the diagram. For land use there was residential, commercial, public and quasi public uses and the circulation network. Also represented would be future designations that are not geographically specific but show the intent of the general land use in a general area. They reviewed and discussed the legend and what was represented on the diagram. The circulation patterns are represented in 4 levels, freeways, prime arterials or main streets and collector streets.

Bob Leiter referred to a handout on land use proposals of the General Plan. He began by stating that the next phase of the update process would be the development of land use alternatives. He gave a brief historic description of the city's development from incorporation and through annexation. Between 1950 and 1970 he pointed out areas of incremental development and planning, one of which resulted in Southwestern College being a part of Chula Vista. Following that time into the 1980's the development moved eastward into the larger agricultural areas, encouraged by the construction and completion of the I-5 and the I-805. Eastlake Master Plan Community was the largest of its kind was approved in 1983. These communities were planned with a different approach to circulation and land use dictated largely by the topography of the area. Otay Ranch was the last and the largest annexation in planning occurred from the late 80's to the mid 90's. He pointed out how the different types of land use and transportation planning affect the patterns of development and circulation. Bob also stated that at some point the older neighborhoods become due for redevelopment at which time the land use, transportation and circulation issues can be revised; which is happening with this General Plan Update.

Again, Bob referenced a diagram of current circulation and gave a brief history of the development of the grid system of streets, which started the circulation patterns of Chula Vista. The interstate highway and freeway system was next in the growth of circulation. He pointed out the shift from tighter grid streets to fewer and wider arterials from west to east that reflects how the communities were planned in that time of development, with a focus on keeping the major traffic outside of the community and allowing cul de sacs and residential streets within. The circulation system has great impact on the provision of services and types of land use. Another part of the circulation system is Transit, of which there are 2 in the current General Plan. One of these is the San Diego Trolley, which was placed on an existing rail line along the I-5; the second is the line to serve the Otay Ranch community, which extends along the 54, along the I-805 to Otay Ranch and south to Otay Mesa. These are in the MTDB long range plan as well as proposals in the Transit First program and the City would always try to keep the General Plan Update in sync with MTDB and State planning.

There was a Q&A and discussion period.

2. VIEW OF MAJOR ECONOMIC DEVELOPMENT STRATEGY (EDS) PROPOSALS AFFECTING THE GENERAL PLAN

Bob referred the group to the document, which was distributed showing EDS items related to the General Plan. One aim of the General Plan Update process is to align it with some of the proposals from the City-adopted Economic Development Strategy to accomplish those EDS goals. Member Ramirez asked how the General Plan is used in practical ways by the City Staff. Bob responded by explaining that the City's zoning regulations are changed in accordance with the adopted General Plan. The zoning regulations are legally enforceable mechanisms to implement the General Plan, which is the integrated land use and transportation guideline.

3. PRESENTATION ON THE MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP)

Bob introduced Mary Ladiana, who is the Planning and Environmental Manager for the Community Development Department. She will also be presenting at future meetings with Laurie Madigan on planning issues for the Bayfront and downtown areas. She was instrumental in the creation of the MSCP that was adopted by the City Council. Mary gave the historic development of the MSCP, which took off when the California gnatcatcher was listed as a threatened species. This innovative program is a collaborative multi-jurisdictional effort which adopted a new, broad approach of multiple species preservation, covering a study area of 900 square miles. The program allows for cities to have a Sub-regional Plan for their region of the study area. This contributed to streamlining the permit process delegating that authority from the federal level to local governments. The plan outlines how habitat conservation will be implemented to allow Fish & Wildlife to give permitting authority and delegate the incidental take of species to the local government. Mary answered questions from the group. She explained that this program covers 86 species and considers the landscape level regionally and sub-regionally, not just a single piece of property or project. She explained that the MSCP was adopted as a new element in the General Plan and the term of it is 50 years. Mary pointed out that the MSCP concerns itself only with habitat conservation as it relates to development and is subservient to the General Plan for details of that development. Bob Leiter mentioned that it will impact on some of the elements of the General Plan, such as circulation. Ed stated that going forward, this knowledge should clarify how this relates to configuring other elements of the GP. Mary pointed out the area covered by the MSCP on a map. There followed Q and A and discussion of the Plan.

5. DISCUSSION OF MAY 31 FIELD TRIP

Ed Bachelder distributed a document of the proposed route, map and points of interest and stops. He walked the group through and after discussions and modifications they developed a route that was acceptable to all. He advised that they should gather no later than 8:45a.m. for coffee before leaving at 9:00a.m.

6. ADJOURNMENT

The meeting was adjourned at 8:30p.m. to the field trip on May 31, 2003 at 8:30a.m. in the Public Services Building Parking Lot.

Recorded by,
Rabbia Phillip
Secretary-GPU
Planning & Building Dept.